Karen Johnson Davidson County
Batch# 1451593 DEEDQC
07/24/2026 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260724-0067793

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roger S. Baskin, Trustee 4121 Franklin Pike Nashville, TN 37204	Roger S. Baskin, Trustee 4121 Franklin Pike Nashville, TN 37204	132 06 0 038.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ROGER BASKIN (the "Grantor"), hereby quitclaim and convey to ROGER S. BASKIN, TRUSTEE OF THE ROGER S. BASKIN REVOCABLE TRUST AGREEMENT, his successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, described according to a mortgage loan inspection by John Kohl, dated April 14, 1992, as follows:

Beginning at a point in the west line of Frankin Road, said point being 2,753 feet South of the Centerline of Caldwell Lane; thence, South 8 deg. East 399.93 feet to a point; thence South 82 deg. West 872.5 feet to a point; thence North 8 deg. West 400 feet to a point; thence, North 82 deg. East 875 feet to the point of beginning.

Being the same property conveyed by deed of record as Instrument #20171107-0114529, Register's Office for Davidson County, Tennessee.

Being property known as 4121 Franklin Pike, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21st day of July, 2026.

ROGER BASKIN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Roger Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, as of this 21st day of July, 2026.

MICHAEL VAUGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-25-2029

Notary Public
My Commission Expires: 7/25/2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22 day of July 2026.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 9, 2028

Notary Public
My Commission Expires: May 9, 2028

51389319.2

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 21, 2026 (date of document).

Affiant Signature

07/24/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of July, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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